

I've just been looking at the above application and due to its proximity to woodland and the fact it has weatherboarding, exposed timber work, is pre-1960 and within 200m of woodland it would meet the trigger list for a bat survey. I appreciate that not all aspects of the dwelling will be physically impacted by the proposal but the building works themselves could be a disturbance and hence I would want to be sure that bats are not using the building. A Preliminary Roost Assessment is needed to check for any potential protected species interest. It should be noted that a Preliminary Roost Assessment can be carried out at any time of the year. However, if further surveys are required, such as roost characterisation and activity surveys, these would have to be conducted during the months of May to September. This survey must be conducted and provided prior to determination to ensure that all impacts are assessed and that any required mitigation can be secured with the development.



Table 1: Local Requirement for Protected Species, UK BAP Species of Principal Importance (Priority Species): Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is Required

[illegible]